



City of Seattle
Edward B. Murray, Mayor

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3017273
Applicant Name: Gary Eng, University of Washington
Address of Proposal: 2700 S Winthrop Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow temporary principal use parking for 40 vehicles for up to six months.

The following approvals are required:

Temporary Use – to allow a use not otherwise permitted or not meeting development standards in the zone, pursuant to Seattle Municipal Code (SMC) 23.42.040.

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

SUMMARY OF PROPOSED ACTION

The University of Washington owns an existing surface parking lot at 2700 S. Winthrop Street, current developed with 57 parking spaces: 25 principal use spaces and 32 accessory parking spaces for the University of Washington and Kings Hall. The proposed action would restripe the parking lot for a total of 65 spaces, with 40 being principal use spaces and 25 accessory spaces.

Description of Site and Proposed Use:

The project site is flat and currently used for surface parking. It is located immediately west of the Mt. Baker Link light rail station, and east of the UW laundry facility. Commercial activity is located south of the project site and north and east of the light rail station. Residential uses are

located few hundred feet to the south. The Cheasty Greenbelt is located to the west of the project site. The site is zoned Seattle Mixed with an 85' height limit (SM-85) and also is located in a Station Area Overlay District; SM-85 zoning continues to the east, west, and north. Property south of S. Winthrop Street is zoned Lowrise 3 Residential-Commercial (LR3 RC).

A Temporary Use permit is required for the proposed use as provided for in Seattle Municipal Code (SMC) [23.42.040 C](#).

PUBLIC COMMENT

DPD published a notice of application for the project on May 29, 2014. The comment period ended on June 11, 2014. DPD received no comments on the project.

ANALYSIS

SMC [23.42.040](#) provides that the Director may grant, deny, or condition a temporary use application for uses not permitted or not meeting development standards in the zone where the use is proposed. Principal use surface parking is prohibited in the SM zone.

SMC [23.42.040 C](#) provides that a Master Use Permit for a period of up to six months may be authorized for any use that does not involve the erection of a permanent structure and that meets the requirements of SMC 23.42.040 A1a-c:

- a. The use shall not be materially detrimental to the public welfare; and
- b. The use shall not result in substantial injury to property in the vicinity; and
- c. The use shall be consistent with the spirit and purpose of the Land Use Code.

A. The use shall not be materially detrimental to the public welfare.

The existing parking lot is a mix of accessory and principal use parking spaces. Through restriping, the proposed lot would increase the number of spaces by 8, with the number of principal use parking increasing by 15, and the number of accessory spaces decreasing by 7. This small increase and shift in the number and types of parking spaces on the site is not expected to be materially detrimental to the public welfare. Maintaining principal use parking on the site could deter other development that might be more consistent with uses permitted in a Seattle Mixed zone, and therefore might be slightly detrimental to the public welfare. However, the project would result in over one-third of the site being used for accessory parking, which is allowed outright and could continue indefinitely. Under this permit, the principal use parking is limited to six months, substantially limiting any material detriment.

B. The use shall not result in substantial injury to the property in the vicinity.

Access to and from the site shall be from existing driveways that connect to S Winthrop Street and 27th Avenue S; no new access will be created by this project. Adjacent roadways have sufficient capacity to accommodate the small amount of traffic that would be generated by the temporary establishment of 40 principal use parking spaces. As noted above, the temporary nature of this proposal will substantially limit any potential injury to property in the vicinity of the site.

C. The use shall be consistent with the spirit and purpose of the Land Use Code.

SMC [23.02.020](#) provides that the purpose of the Land Use Code is to: “*protect and promote public health, safety and general welfare through a set of regulations and procedures for the use of land which are consistent with and implement the City's Comprehensive Plan. Procedures are established to increase citizen awareness of land use activities and their impacts and to coordinate necessary review processes.*”

The Land Use Code provides for temporary establishment of uses that are not otherwise allowed in a zone, or which don't meet development standards, to provide short-term flexibility in application of land use regulations. These are subject to review, public input, and DPD conditioning. As proposed, DPD recognizes the temporary principal use parking for 40 vehicles to have no likely adverse effect on public health, safety, and general welfare. Establishment of this temporary use occurs through procedures laid out in the Land Use Code, and as such is consistent with its spirit and purpose. Barring evidence of prior establishment of parking spaces in this lot as principal use, the principal use designation of these spaces shall terminate at the end of the six-month term of this permit, unless the permit is renewed through procedures identified in SMC 23.42.040

CONCLUSION

The proposed temporary establishment of principal use parking meets all three criteria associated with temporary uses. The temporary use should not be materially detrimental to the public welfare, it should not result in substantial injury to properties in the vicinity, and it is consistent with the spirit and purpose of the Land Use Code.

DECISION

DPD **GRANTS** the proposed temporary use on the subject site.

CONDITIONS

None required.

Signature: _____ (signature on file) Date: November 3, 2014
John Shaw, Senior Transportation Planner
Department of Planning and Development

JS:bg

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